



COMMUNITY DEVELOPMENT DEPARTMENT
501 N. Anderson St., Ellensburg, WA 98926

**State Environmental Policy Act (SEPA)
MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)**

Proponents: Matt Chantry and John Edmundson of Shelter Resources, Inc., Bellevue, WA

Location: South of W. Rainier Ave., and east of Cora Street, in Ellensburg. Parcel ID Number 771533.

Description: This SEPA is for a proposed new 49-unit housing complex on this 3.86-acre site. The property is currently zoned Residential Low Density (R-L), but as part of the SEPA the applicant is also seeking a rezone to Residential Medium Density (R-M).

Lead Agency: City of Ellensburg

File #: P17-093

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request. The lead agency for this proposal has also determined that certain mitigation measures may be necessary in order to issue a Determination of Non-Significance for this proposal. **Failure to comply with the mitigation measures herein will result in the issuance of a Determination of Significance (DS) for this project. The mitigation measures include the following conditions which shall apply based on project specific analysis:**

1. The applicant shall comply with all requirements outlined in the Energy Services memo dated 12/7/17, including meeting the National Electric Safety Code (NESC), and other related requirements of adopted City codes.
2. The applicant shall comply with all requirements outlined in the Public Works memo dated 12/20/17, regarding water, sewer, roadway and access, stormwater, and other requirements of the Public Works Department to ensure compliance with the Public Works standards and adopted City codes.
3. The applicant shall comply with the requirements outlined in 12/21/17 letter from the State of Washington Ecology Department, pertaining to water quality and toxics clean up. Specifically, it will be necessary to obtain from Ecology an NPDES Construction Stormwater General Permit, submitted with the associated Stormwater

Pollution Prevention Plan. Additionally, the applicant will be required to notify the Department of Ecology if any contamination is discovered on site per the requirements outlined in the 12/21/17 letter, as follows: "The proposed action is adjacent to a known contamination site. Contaminants may be present at the site of the proposed action. If contamination is discovered, it must be reported to the Dept. of Ecology, Central regional Office. Contaminated soils or water may require special handling and/or disposal to protect site workers, visitors, public health, or the environment. In addition, this project will need to protect adjacent waters from further degradation: project planning, development and use of the site need to include water quality protection."

4. In the event that previously unknown cultural resources or human remains are encountered during the implementation of the project, work in the vicinity of the discovery shall be halted and a professional archaeologist, the Washington State DAHP, and all affected tribes should be consulted before proceeding.
5. Requirements of all City Departments, the Fire District, all utility providers, and affected districts must be satisfied, as outlined in adopted City Codes and other regulatory documents.

This **Mitigated Determination of Non-Significance (MDNS)** is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the MDNS. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be made to the Hearing Examiner within 14-days of this decision.

Responsible Official: Kirsten Sackett
Title: Community Development Director
Address: City of Ellensburg
Community Development Dept.
501 N. Anderson St.
Ellensburg WA 98926
Phone: (509) 962-7232 Fax: (509) 925-8655

Date: 1/30/18 **Signature:** 

Pursuant to ECC 15.270.200 the city of Ellensburg establishes administrative appeal procedures which are contained in ECC 15.230.040, which shall be made to the Hearing Examiner, as applicable to the matter being appealed.